

# Exhibit "B"

## UNSECURED PROMISSORY NOTE

Date: October 13, 2022

Borrower: JAR Construction, Inc.

Borrower's Mailing Address: 8000 Escobar Drive El Paso, TX 79907

Lender: Ruth Herrera

Place for Payment: 1360 N. Lee Trevino STE 107 El Paso, TX 79936

Principal Amount: \$85,000.00

Annual Interest Fee: \$2,500.00

Loan Commitment Fee: \$2,500.00

Annual Interest Rate on Matured, Unpaid Amounts: 18%

Terms of Payment (principal with no interest):

In one installment of \$ 90,000.00 (principal and interest), with the only installment being due and payable on or before the 7th day of November, 2022. (Hereinafter referred to as the "Maturity Date"), when the entire unpaid Principal Amount and accrued interest are due and payable in full.

Security for Payment: 2016 Chev PK Vin #1GB4KYC83GF162714  
2016 Chev PK Vin #1GB4KYC8XGF171491  
2016 Chev PK Vin #1GB4KYC83GF139188

Other Security for Payment: NONE

Borrower promises to pay to the order of Lender the Principal Amount plus interest, if any, at the Annual Interest Rate. This note is payable at the Place for Payment and according to the Terms of Payment. All unpaid amounts are due by the Maturity Date. After maturity, Borrower promises to pay any unpaid principal balance plus interest, if any, at the Annual Interest Rate on Matured, Unpaid Amounts.

If Borrower defaults in the payment of this note or in the performance of any obligation in any instrument securing or collateral to this note, Lender may declare the unpaid principal balance and earned interest on the note immediately due. Borrower and each surety, endorser, and guarantor waive all demand for payment, presentation for payment, notice of intention to accelerate maturity, notice of acceleration of maturity, protest, and notice of protest, to the extent permitted by law.

Borrower also promises to pay reasonable attorney's fees and court and other costs if this note is placed in the hands of an attorney to collect or enforce the note. These expenses will bear interest from the date of advance at the Annual Interest Rate on Matured, Unpaid Amounts. Borrower will pay Lender these expenses and interest on demand at the Place for Payment. These expenses and interest will become part of the note and will be secured by any security for payment.

Interest on the debt evidenced by this note will not exceed the maximum rate or amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the Principal Amount or, if the Principal Amount has been paid, refunded. On any acceleration or required or permitted prepayment, any excess interest will be canceled automatically as of the acceleration or prepayment or, if the excess interest has already been paid, credited on the Principal Amount or, if the Principal Amount has been paid, refunded. This provision overrides any conflicting provisions in this note and all other instruments concerning the debt.

Each Borrower is responsible for all obligations represented by this note.

When the context requires, singular nouns and pronouns include the plural.

LATE FEE: If Principal and Interest Amount is not paid at maturity, a penalty of \$500.00 will be assessed.

In the event the loan is not paid in Full by November 7, 2022, Jose Audenago Rosales Jr. will release the collateral to the lender on November 8, 2022



Jose Audenago Rosales Jr.  
President  
JAR Concrete Inc.

Upon sale of this vehicle the purchaser must apply for a new title within 30 days unless the vehicle is purchased by a dealer. Until a new title is issued, the vehicle record will continue to reflect the owner's name listed on the current title. SEE BACK OF TAB FOR ADDITIONAL INFORMATION.



1ST SOURCE BANK  
PO BOX 783  
SOUTH BEND, IN 46624

#531

002307

DETACH HERE

TEXAS CERTIFICATE OF TITLE			
		TEXAS DEPARTMENT OF MOTOR VEHICLES 129226016	
VEHICLE IDENTIFICATION NUMBER <b>1GB4KYC83GF162714</b>	YEAR MODEL <b>2016</b>	MAKE OF VEHICLE <b>CHEV</b>	BODY STYLE <b>PK</b>
MODEL <b>SIL</b>		MFG. CAPACITY IN TONS <b>9380</b>	WEIGHT <b>HHH1490</b>
PREVIOUS OWNER <b>ALLWAYS AUTO GROUP LTD</b>		TITLE DOCUMENT NUMBER <b>20500242571083713</b>	
OWNER <b>J A R CONCRETE INC</b> <b>8000 ESCOBAR DR</b> <b>EL PASO, TX 77907</b>		DATE TITLE ISSUED <b>07/30/2016</b>	
SIGNATURE OF OWNER OR AGENT (TO BE INK) 		ODOMETER READING <b>16</b>	
REMARK(S) <b>ACTUAL MILEAGE DIESEL</b>			
UNLESS OTHERWISE AUTHORIZED BY LAW, IT IS A VIOLATION OF STATE LAW TO SIGN THE NAME OF ANOTHER PERSON ON A CERTIFICATE OF TITLE OR OTHERWISE GIVE FALSE INFORMATION ON A CERTIFICATE OF TITLE.			
DATE OF LIEN <b>06/23/2016</b>	1ST LIENHOLDER <b>1ST SOURCE BANK</b> <b>PO BOX 783</b> <b>SOUTH BEND, IN 46624</b>		
1ST LIEN RELEASED <u>1ST SOURCE BANK</u> DATE			
BY <u>GRUIN WILRO</u> AUTHORIZED AGENT			
DATE OF LIEN	2ND LIENHOLDER		
2ND LIEN RELEASED DATE			
BY AUTHORIZED AGENT			
DATE OF LIEN	3RD LIENHOLDER		
3RD LIEN RELEASED DATE			
BY AUTHORIZED AGENT			
IT IS HEREBY CERTIFIED THAT THE PERSON HEREIN NAMED IS THE OWNER OF THE VEHICLE DESCRIBED ABOVE WHICH IS SUBJECT TO THE ABOVE LIENS.			
RIGHTS OF SURVIVORSHIP AGREEMENT WHERE THE MARRIED PERSONS WHOSE SIGNATURES APPEAR HEREIN HEREBY AGREE THAT THE OWNERSHIP OF THE VEHICLE DESCRIBED ON THIS CERTIFICATE OF TITLE SHALL FROM THIS DAY FORWARD BE HELD JOINTLY, AND IN THE EVENT OF DEATH OF ANY OF THE PERSONS NAMED IN THE AGREEMENT, THE OWNERSHIP OF THE VEHICLE SHALL VEST IN THE SURVIVOR(S).			
SIGNATURE DATE		SIGNATURE DATE	
SIGNATURE DATE		SIGNATURE DATE	
SIGNATURE DATE		SIGNATURE DATE	

FORM 20-C REV. 05/2015 DO NOT ACCEPT TITLE SHOWING ERASURE, ALTERATION, OR MUTILATION.

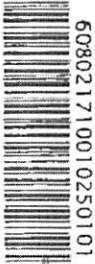
Whenever you sell or trade in a vehicle, be sure to protect yourself by filing the Vehicle Transfer Notification online at [www.TxDmv.gov](http://www.TxDmv.gov). The notification removes your responsibility for anything the buyer might do with the vehicle. It's free!

You ONLY have 30 days to submit the Vehicle Transfer Notification from the date you sell or trade in the vehicle to remove your liability.

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WHEN VEHICLE IS SOLD, TITLE HOLDER MUST ASSIGN AND FURNISH THIS TITLE INDICATING A DATE OF SALE TO THE PURCHASER WHO MUST FILE APPLICATION WITH COUNTY TAX ASSESSOR-COLLECTOR WITHIN 30 DAYS TO AVOID PENALTY.	
ASSIGNMENT OF TITLE	<p><b>FEDERAL AND STATE LAW REQUIRES THAT YOU STATE THE MILEAGE IN CONNECTION WITH THE TRANSFER OF OWNERSHIP. FAILURE TO COMPLETE OR PROVIDING A FALSE STATEMENT MAY RESULT IN FINES AND/OR IMPRISONMENT.</b></p> <p>The undersigned hereby certifies that the vehicle described in this title is free and clear of all liens, except as noted herein, and has been transferred to the following printed name and address:</p> <p>Name of Purchaser _____ Street _____ City _____ State _____ Zip _____</p> <p>I certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:</p> <p><input type="checkbox"/> 1. The mileage stated is in excess of its mechanical limits.</p> <p><input type="checkbox"/> 2. The odometer reading is not the actual mileage. <b>WARNING - ODOMETER DISCREPANCY.</b></p> <p>Date of Sale _____ Signature of Seller/Agent _____ Printed Name (same as signature) _____</p> <p>I am aware of the above odometer certification made by the seller/agent.</p> <p>Signature of Buyer/Agent _____ Printed Name (same as signature) _____</p>
	<p>The undersigned hereby certifies that the vehicle described in this title is free and clear of all liens, except as noted herein, and has been transferred to the following printed name and address:</p> <p>Name of Purchaser _____ Street _____ City _____ State _____ Zip _____</p> <p>I certify to the best of my knowledge that the odometer reading is the actual mileage of this vehicle unless one of the following statements is checked:</p> <p><input type="checkbox"/> 1. The mileage stated is in excess of its mechanical limits.</p> <p><input type="checkbox"/> 2. The odometer reading is not the actual mileage. <b>WARNING - ODOMETER DISCREPANCY.</b></p> <p>Date of Sale _____ Dealer's Name _____ Dealer No. _____</p> <p>Agent's Signature _____ Printed Name (same as signature) _____</p> <p>I am aware of the above odometer certification made by the seller/agent.</p> <p>Signature of Buyer/Agent _____ Printed Name (same as signature) _____</p>
FIRST REASSIGNMENT DEALER ONLY	<p>The undersigned hereby certifies that the vehicle described in this title is free and clear of all liens, except as noted herein, and has been transferred to the following printed name and address:</p> <p>Name of Purchaser _____ Street _____ City _____ State _____ Zip _____</p> <p>I certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:</p> <p><input type="checkbox"/> 1. The mileage stated is in excess of its mechanical limits.</p> <p><input type="checkbox"/> 2. The odometer reading is not the actual mileage. <b>WARNING - ODOMETER DISCREPANCY.</b></p> <p>Date of Sale _____ Dealer's Name _____ Dealer No. _____</p> <p>Agent's Signature _____ Printed Name (same as signature) _____</p> <p>I am aware of the above odometer certification made by the seller/agent.</p> <p>Signature of Buyer/Agent _____ Printed Name (same as signature) _____</p>
SECOND REASSIGNMENT DEALER ONLY	<p>The undersigned hereby certifies that the vehicle described in this title is free and clear of all liens, except as noted herein, and has been transferred to the following printed name and address:</p> <p>Name of Purchaser _____ Street _____ City _____ State _____ Zip _____</p> <p>I certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:</p> <p><input type="checkbox"/> 1. The mileage stated is in excess of its mechanical limits.</p> <p><input type="checkbox"/> 2. The odometer reading is not the actual mileage. <b>WARNING - ODOMETER DISCREPANCY.</b></p> <p>Date of Sale _____ Dealer's Name _____ Dealer No. _____</p> <p>Agent's Signature _____ Printed Name (same as signature) _____</p> <p>I am aware of the above odometer certification made by the seller/agent.</p> <p>Signature of Buyer/Agent _____ Printed Name (same as signature) _____</p>
THIRD REASSIGNMENT DEALER ONLY	<p>The undersigned hereby certifies that the vehicle described in this title is free and clear of all liens, except as noted herein, and has been transferred to the following printed name and address:</p> <p>Name of Purchaser _____ Street _____ City _____ State _____ Zip _____</p> <p>I certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:</p> <p><input type="checkbox"/> 1. The mileage stated is in excess of its mechanical limits.</p> <p><input type="checkbox"/> 2. The odometer reading is not the actual mileage. <b>WARNING - ODOMETER DISCREPANCY.</b></p> <p>Date of Sale _____ Dealer's Name _____ Dealer No. _____</p> <p>Agent's Signature _____ Printed Name (same as signature) _____</p> <p>I am aware of the above odometer certification made by the seller/agent.</p> <p>Signature of Buyer/Agent _____ Printed Name (same as signature) _____</p>
LIEN	<p>LIENHOLDER TO BE RECORDED AND SHOWN ON NEW TITLE</p> <p>1ST LIEN IN FAVOR OF (NAME &amp; ADDRESS) _____</p>

Upon sale of this vehicle the purchaser must apply for a new title within 30 days unless the vehicle is purchased by a dealer. Until a new title is issued, the vehicle record will continue to reflect the owner's name listed on the current title. SEE BACK OF TAB FOR ADDITIONAL INFORMATION.



1ST SOURCE BANK  
P O BOX 783  
SOUTH BEND, IN 46624

#352

DETACH HERE

TEXAS CERTIFICATE OF TITLE			
VEHICLE IDENTIFICATION NUMBER <b>1GB4KYC8XGF171491</b>		YEAR MODEL <b>2016</b>	MAKE OF VEHICLE <b>CHEV</b>
MODEL <b>SIL</b>		MPG CAPACITY IN TONS <b>9380</b>	WEIGHT <b>HHH1492</b>
PREVIOUS OWNER <b>ALLWAYS AUTO GROUP LTD</b>		TITLE/DOCUMENT NUMBER <b>20500242576082158</b>	
OWNER <b>J A R CONCRETE INC 8000 ESCOBAR DR EL PASO, TX 77907</b>		DATE TITLE ISSUED <b>08/04/2016</b>	
X		COODMETER READING <b>14</b>	
UNLESS OTHERWISE AUTHORIZED BY LAW, IT IS A VIOLATION OF STATE LAW TO SIGN THE NAME OF ANOTHER PERSON ON A CERTIFICATE OF TITLE OR OTHERWISE GIVE FALSE INFORMATION ON A CERTIFICATE OF TITLE		REMARK(S) <b>ACTUAL MILEAGE DIESEL</b>	
DATE OF LIEN <b>06/23/2016</b>	1ST LIENHOLDER <b>1ST SOURCE BANK P O BOX 783 SOUTH BEND, IN 46624</b>	1ST LIEN RELEASED <b>1ST SOURCE BANK</b>	
DATE OF LIEN	2ND LIENHOLDER	BY <b>KEVIN MATLIZO</b> AUTHORIZED AGENT	
DATE OF LIEN	3RD LIENHOLDER	2ND LIEN RELEASED	
IT IS HEREBY CERTIFIED THAT THE PERSON HEREIN NAMED IS THE OWNER OF THE VEHICLE DESCRIBED ABOVE WHICH IS SUBJECT TO THE ABOVE LIENS.		BY	
RIGHTS OF SURVIVORSHIP AGREEMENT WE, THE MARRED PERSONS WHOSE SIGNATURES APPEAR HEREIN, HEREBY AGREE THAT THE OWNERSHIP OF THE VEHICLE DESCRIBED ON THIS CERTIFICATE OF TITLE SHALL FROM THIS DAY FORWARD BE HELD JOINTLY, AND IN THE EVENT OF DEATH OF ANY OF THE PERSONS NAMED IN THE AGREEMENT, THE OWNERSHIP OF THE VEHICLE SHALL VEST IN THE SURVIVOR(S).		3RD LIEN RELEASED	
FORM 30-C REV. 03/2015		BY	
DO NOT ACCEPT TITLE SHOWING ERASURE, ALTERATION, OR MUTILATION.		AUTHORIZED AGENT	
SIGNATURE		DATE	
SIGNATURE		DATE	
SIGNATURE		DATE	

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1ST SOURCE BANK  
PO BOX 783  
SOUTH BEND, IN 46624

#553

DETACH HERE

TEXAS CERTIFICATE OF TITLE			
		TEXAS DEPARTMENT OF MOTOR VEHICLES <b>129226015</b>	
VEHICLE IDENTIFICATION NUMBER <b>1GB4KYC83GF139188</b>	YEAR/MODEL <b>2016</b>	MAKE OF VEHICLE <b>CHEV</b>	BODY STYLE <b>PK</b>
TITLE/DOCUMENT NUMBER <b>20510242571090316</b>		DATE TITLE ISSUED <b>07/30/2016</b>	
MODEL	GROSS CAPACITY IN TONS	WEIGHT	LICENSE NUMBER
		<b>9360</b>	<b>HPV1050</b>
PREVIOUS OWNER <b>ALLWAYS AUTO GROUP</b>		ODOMETER READING <b>11</b>	
OWNER <b>J. A. R. CONCRETE, INC 8000 ESCOBAR DR EL PASO, TX 77907</b>		REMARK(S) <b>ACTUAL MILEAGE DIESEL</b>	
X _____ SIGNATURE OF OWNER OR AGENT MUST BE HERE			
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DATE OF LIEN <b>06/23/2016</b>	1ST LIEN HOLDER <b>1ST SOURCE BANK PO BOX 783 SOUTH BEND, IN 46624</b>		1ST LIEN RELEASED DATE _____ BY <b>KEVIN MALIRO</b> AUTHORIZED AGENT
DATE OF LIEN	2ND LIEN HOLDER		2ND LIEN RELEASED DATE _____ BY _____ AUTHORIZED AGENT
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	The undersigned hereby certifies that the vehicle described in this title is free and clear of all liens, except as noted herein, and has been transferred to the following printed name and address:				
	Name of Purchaser		Street	City	State Zip
	I certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked: <input type="checkbox"/> 1. The mileage stated is in excess of its mechanical limits. <input type="checkbox"/> 2. The odometer reading is not the actual mileage. WARNING - ODOMETER DISCREPANCY				
FIRST REASSIGNMENT DEALER ONLY	The undersigned hereby certifies that the vehicle described in this title is free and clear of all liens, except as noted herein, and has been transferred to the following printed name and address:				
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	Date of Sale: _____ Dealer's Name: _____ Agent's Signature: _____ Printed Name (same as signature): _____ Signature of Buyer/Agent: _____ Printed Name (same as signature): _____				
SECOND REASSIGNMENT DEALER ONLY	The undersigned hereby certifies that the vehicle described in this title is free and clear of all liens, except as noted herein, and has been transferred to the following printed name and address:				
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THIRD REASSIGNMENT DEALER ONLY	The undersigned hereby certifies that the vehicle described in this title is free and clear of all liens, except as noted herein, and has been transferred to the following printed name and address:				
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	I certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked: <input type="checkbox"/> 1. The mileage stated is in excess of its mechanical limits. <input type="checkbox"/> 2. The odometer reading is not the actual mileage. WARNING - ODOMETER DISCREPANCY				
	Date of Sale: _____ Dealer's Name: _____ Agent's Signature: _____ Printed Name (same as signature): _____ Signature of Buyer/Agent: _____ Printed Name (same as signature): _____				
LIEN	HENHOLDER TO BE RECORDED AND SHOWN ON NEW TITLE. 1ST LIEN IN FAVOR OF (NAME & ADDRESS): _____				